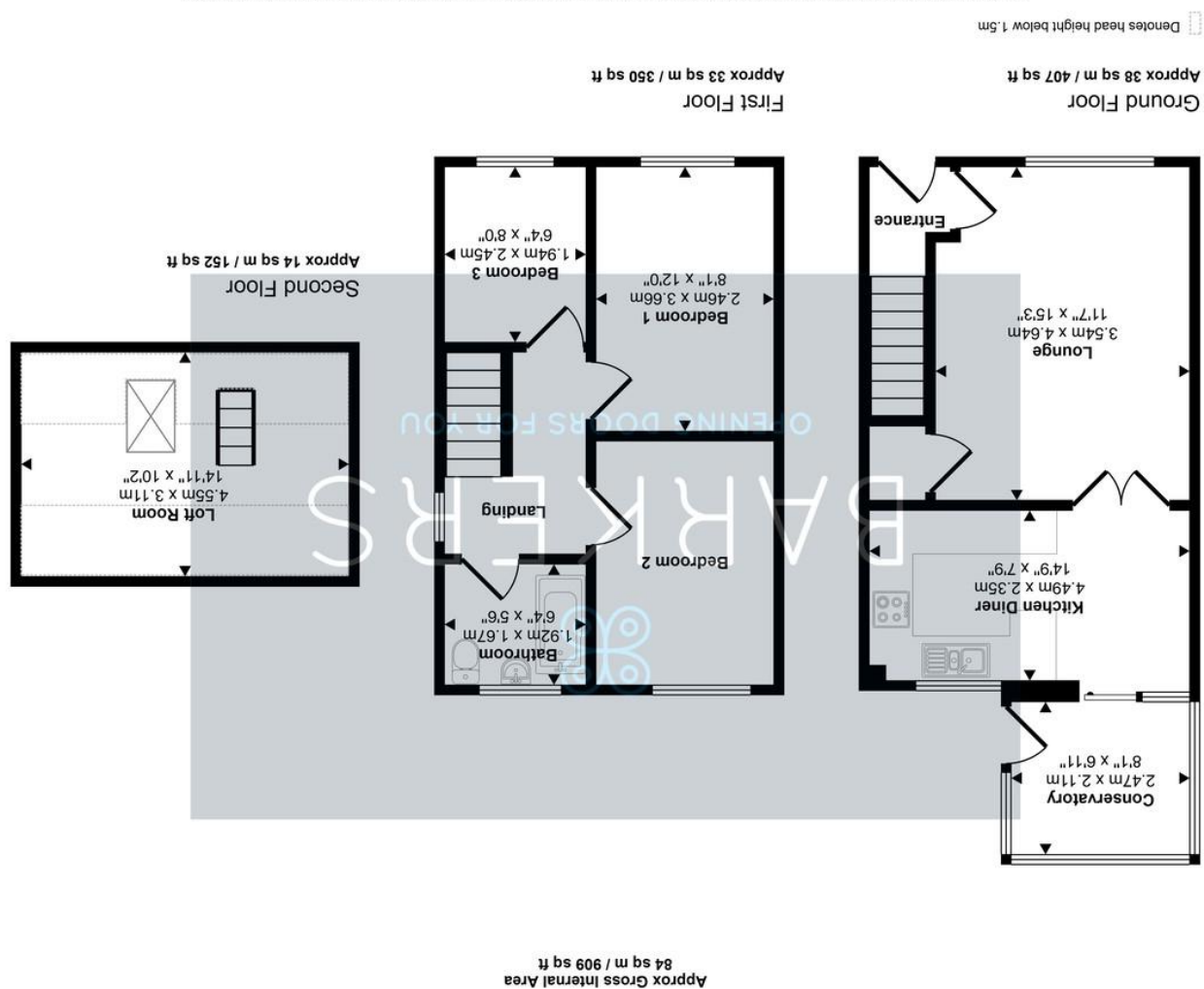


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
73 C	
78 C	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
OPENING DOORS FOR YOU

3 Hill Rise

Soothill, Batley, WF17 6RJ

Offers Over £220,000

- SEMI DETACHED PROPERTY
- PRIVATE PARKING FOR SEVERAL CARS
- WONDERFUL LANDSCAPED SOUTH FACING GARDEN
- ENTRANCE HALL
- CONSERVATORY
- THREE BEDROOMS
- LOFT ROOM
- BATHROOM



Property Features

Offered for sale is this well presented semi detached property which can be occupied with the minimum of expense and must be viewed to be appreciated. Situated close to local schools, amenities, bus routes and within easy reach of junction 28 of the M62 motorway network making it an ideal choice for commuters. The property benefits from uPVC double glazing and gas central heating (new boiler fitted in July 2025). The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, conservatory, three bedrooms, loft room and a house bathroom. Externally there is private parking for two cars and a wonderful enclosed landscaped south facing rear garden with a summerhouse, undercover patio area, artificial lawn and a selection of plants and shrubs,

ENTRANCE HALL

An external door leads into the entrance hall which has laminate flooring, a staircase leading to the first floor landing and a door leads into the lounge.

LOUNGE

15' 3" x 11' 7" (4.65m x 3.53m)

Featuring laminate flooring, a useful under-stairs storage cupboard and double doors which leads into the dining kitchen.

DINING KITCHEN

14' 9" x 7' 9" (4.5m x 2.36m)

Fitted with a range of modern wall and base units with complementary work surfaces, breakfast bar, splash back tiling and an inset sink. Built-in electric oven, four ring gas hob and

plumbing is available for washing machine and dishwasher. Laminate flooring and patio doors leading to the conservatory.

CONSERVATORY

8' 1" x 6' 11" (2.46m x 2.11m)

A door gives access to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. Access to the loft room via a drop down ladder.

BEDROOM ONE

12' 0" x 8' 1" (3.66m x 2.46m)

Double room.

BERDROOM TWO

Double room.

BEDROOM THREE

8' 0" x 6' 4" (2.44m x 1.93m)

Single room.

HOUSE BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

Fitted with a three piece suite comprising of a bath with a rainwater shower over, W.C. and a wash basin. Part tiled walls.



LOFT ROOM

14' 11" x 10' 2" (4.55m x 3.1m)

This carpeted room is currently used as an office and has power, network cables and a velux window.

EXTERIOR

Externally there is private parking for several cars and wonderful enclosed south facing landscaped rear garden with a summerhouse, undercover patio area, pebbled and decked patio areas, artificial lawn, outdoor power point and a selection of plants and shrubs. Access to a useful storage area under the property.

ADDITIONAL INFORMATION

Council tax band - B

Tenure- Freehold

